

RETURN DATE: OCTOBER 26, 2020 : **SUPERIOR COURT**
BRIAN SCAGLIOLA : **JUDICIAL DISTRICT**
v. : **AT NEW BRITAIN**
MICHAEL GROSS : **OCTOBER 13, 2020**

COMPLAINT

FIRST COUNT- Serious Nuisance

1. On July 16, 2016, the Plaintiff, Brian Scagliola, and the Defendant, Michael Gross as lessee, entered into a written lease for the use and occupancy of 17 Geneva Avenue, Plainville, CT 06062.
2. The Defendant took possession of the premises pursuant to the lease and still occupy the same.
3. There is material non-compliance by the Defendant which constitutes a serious nuisance as defined by CGS § 47a-15 IN THAT:
 - a. The Defendant has caused the Landlord to receive a Violation Letter from the Town of Plainville for inoperable motor vehicles, unsightly property maintenance with both solid waste and unsightly material;
4. On October 3, 2020, the Plaintiff caused a Notice to Quit Possession to be served on the Defendant to vacate the premises on or before October 7, 2020 as required by law.

The Notice to Quit is attached hereto and marked as Exhibit "A".

5. Although the time given in the Notice to Quit has passed, the Defendants continue to hold possession of the premises.

WHEREFORE, the plaintiff claims judgment for immediate possession of the demised premises.

THE PLAINTIFF,



Yona Gregory, Esq.
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